



Planning Department

TOWN OF ACTON
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MEMORANDUM

To: Planning Board **Date:** February 24, 2009
From: Roland Bartl, AICP, Planning Director *R.B.*
Subject: "Lazaro Circle", 53 River Street
Application for Approval of Preliminary Subdivision Plan

General information about the proposal is as follows:

Location:	53 River Street
Map:	H-3A
Parcel:	47
Zoning:	SAV (South Acton Village)
Applicant:	The River Street Nominee Trust; Richard C. Lazaro, Trustee
Owner:	The River Street Nominee Trust; Richard C. Lazaro, Trustee
Engineer:	Stamski and McNary, Inc.
Site area:	+/-6.5 acres
Street Length:	+/-235 feet
Lots:	4
Public Meeting:	March 3, 2009; 7:45 PM
Decision Due:	March 14, 2009

Attached are the application and departmental reviews. In place of Planning Department comments there is a draft decision attached. The Board must hear and decide on March 3rd. The decision due date is before the next regularly scheduled meeting.

This is a preliminary plan application. The Subdivision Rules and Regulations require that the preliminary subdivision plan shows existing conditions, proposed improvements and the street and lot layouts in a general manner. The plan submitted with the application does that. Not all details required for the filing of a definitive plan application are shown at this time. The preliminary plan shows general compliance with the Subdivision Rules and Regulations, and the lots shown on the plan comply with zoning requirements. Therefore, the draft decision suggests an approval.